



METROPOLITAN PLANNING COMMISSION AGENDA

Thursday, August 9, 2012

4:00 pm Regular Meeting

700 Second Avenue South

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Jim McLean, Chair

Stewart Clifton, Vice-Chair

Greg Adkins
Judy Cummings
Derrick Dalton
Hunter Gee

Jeff Haynes
Phil Ponder
Councilmember Phil Claiborne
Andrée LeQuire, representing Mayor Karl Dean

Richard C. Bernhardt, FAICP, CNU-A

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p:(615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Denise Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF JULY 26, 2012 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
-
- E. ITEMS FOR DEFERRAL / WITHDRAWAL
-

3a. 2005UD-008-001
HAMILTON HILLS (CANCELLATION OF A PORTION)

3b. 2012Z-017PR-001
3300 MURFREESBORO PIKE

F. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

- 4. Amendment #4 to Contract # L-2268 between the Metropolitan Government of Nashville and Davidson County and PB Americas, Inc. for General Planning

G. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

No Cases on this Agenda

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

Community Plan Amendments

1a. 2012CP-010-002

GREEN HILLS-MIDTOWN PLAN AMENDMENT

Map 104-06, Parcel(s) 298-299
Council District 18 (Burkley Allen)
Staff Reviewer: Cynthia Wood

Current Status

Not on Consent

Public Hearing

Open

A request to amend the Green Hills-Midtown Community Plan: 2005 Update to change the Land Use Policy from Residential Low-Medium Density (RLM) to T4 Neighborhood Maintenance (T4 NM) with an Infill Area policy for properties located at 407 and 409 31st Avenue South, approximately 440 feet west of Natchez Trace (0.67 acres), requested by Lowen & Associates, LLC, applicant, Emma Bishop, owner. (See also Specific Plan Proposal No. 2012SP-009-001).

Staff Recommendation: Approve T4 Urban Neighborhood Maintenance with an Infill Area

1b. 2012SP-009-001

BLAKEMORE VILLAGE

Map 104-06, Parcel(s) 298-299
Council District 18 (Burkley Allen)
Staff Reviewer: Greg Johnson

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS7.5 to SP-R zoning properties located at 407 and 409 31st Avenue South, approximately 440 feet west of Natchez Trace (0.67 acres) and within the Hillsboro-West End Historic District and I-440 Impact Overlay District, to permit nine residential units, requested by Lowen & Associates LLC, applicant, Emma P. Bishop, owner. (See also Community Plan Amendment Proposal No. 2012CP-010-002)

Staff Recommendation: Approve with conditions if the associated policy amendment is approved and disapprove without all conditions

I. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

2a. 2012SP-023-001

BURTON HILLS

Map 131-06-0-A, Parcel(s) 001
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from the R15 to SP-O district for property located at 1 Burton Hills Boulevard, at the southeast corner of Hillsboro Pike and Burton Hills Boulevard (9.17 acres) and within a PUD Overlay, to permit office uses, requested by Barge Cauthen & Associates, applicant, for EP Real Estate Fund, L.P., owner. (See also Planned Unit Development Proposal No. 18-84P-001)

Staff Recommendation: Approve with conditions and disapprove without all conditions

2b.18-84P-001

BURTON HILLS (AMENDMENT)

Map 131-06-0-A, Parcel(s) 001
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart.

Current Status
Not on Consent
Public Hearing
Open

A request to amend a portion of the Burton Hills Commercial Planned Unit Development Overlay District located at 1 Burton Hills Boulevard, at the southeast corner of Hillsboro Pike and Burton Hills Boulevard (9.17 AC) zoned One and Two Family Residential (R15) and proposed for Specific Plan – Office (SP-O), to permit a seven-story, 110,000 square foot office building and structured parking where a four-story, 54,000 square foot office building and structured parking were previously approved and increase the total floor area for office uses in the overlay from 550,000 square feet to 660,000 square feet, requested by Barge Cauthen & Associates, applicant, for EP Real Estate Fund, L.P., owner. (See also Planned Unit Development Proposal No. 2012SP-023-001)

Staff Recommendation: Approve with conditions and disapprove without all conditions

Zone Changes

3a. 2005UD-008-001

HAMILTON HILLS (CANCELLATION OF A PORTION)

Map 164, Parcel(s) 044
Council District 33 (Robert Duvall)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to cancel a portion of the Hamilton Hills Urban Design Overlay District located at 3300 Murfreesboro Pike, approximately 3,250 feet south of Hamilton Church Road, zoned RM9 and RM20 and proposed for CS (29.9 acres), requested by George Ellis Thomas, owner. (See also Zone Change Proposal No. 2012Z-017PR-001)

Staff Recommendation: Defer to the September 13, 2012, Planning Commission meeting, or disapprove

3b. 2012Z-017PR-001

3300 MURFREESBORO PIKE

Map 164, Parcel(s) 044
Council District 33 (Robert Duvall)
Staff Reviewer: Greg Johnson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from the RM9 and RM20 districts to the CS district property located at 3300 Murfreesboro Pike, approximately 3,250 feet south of Hamilton Church Road (29.9 acres), and located within the Hamilton Hills Urban Design Overlay District, requested by George Ellis Thomas, owner. (See also Urban Design Overlay District Proposal No. 2005UD-008-001)

Staff Recommendation: Defer to the September 13, 2012, Planning Commission meeting, or disapprove

J. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

No Cases on this Agenda

K. OTHER BUSINESS

4. Amendment #4 to Contract # L-2268 between the Metropolitan Government of Nashville and Davidson County and PB Americas, Inc. for General Planning
 5. Historic Zoning Commission Report
 6. Board of Parks and Recreation Report
 7. Executive Committee Report
 8. Executive Director Report
 9. Legislative Update
-

L. MPC CALENDAR OF UPCOMING MATTERS

August 23, 2012

Work Session

Topic: Antioch/Priest Lake Community Plan Update

2:30pm, 800 Second Ave. South, Howard Office Building, Nash Room

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

August 30, 2012

Community Meeting

6pm, Lakeshore Christian Church, 5434 Bell Forge Lane East

Topic: Antioch-Priest Lake Community Plan Update: Final Policy Recommendation

September 13, 2012

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

M. ADJOURNMENT
